067.A	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	724,100 / 724,100
					USE VALUE:	724,100 / 724,100
					ASSESSED:	724,100 / 724,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		OAK HILL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WARRINGTON DAVID R--ETAL
Owner 2:	DEFORD CARLA W
Owner 3:	
Street 1:	6 OAK HILL DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .192 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Wood Shingle Exterior and 1772 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8382.000	254,100		470,000	724,100
Total Card	0.192	254,100		470,000	724,100
Total Parcel	0.192	254,100		470,000	724,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.75 | /Parcel: 408.75

Legal Description

User Acct 128347

GIS Ref

GIS Ref

Insp Date 10/17/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 067.A-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	254,100	0	8,382.	470,000	724,100		Year end	12/23/2021
2021	101	FV	245,500	0	8,382.	470,000	715,500		Year End Roll	12/10/2020
2020	101	FV	245,600	0	8,382.	470,000	715,600	715,600	Year End Roll	12/18/2019
2019	101	FV	207,700	0	8,382.	436,400	644,100	644,100	Year End Roll	1/3/2019
2018	101	FV	207,700	0	8,382.	436,400	644,100	644,100	Year End Roll	12/20/2017
2017	101	FV	207,700	0	8,382.	382,700	590,400	590,400	Year End Roll	1/3/2017
2016	101	FV	207,700	0	8,382.	349,200	556,900	556,900	Year End	1/4/2016
2015	101	FV	195,300	0	8,382.	308,900	504,200	504,200	Year End Roll	12/11/2014

!5764!

PRINT

Date	Time
12/30/21	02:43:52

LAST REV

Date	Time
11/17/20	10:59:38
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5764

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WARRINGTON DAVI	23925-73		11/19/1993		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/15/2020	1104	Redo Bas	22,450	O				
9/5/2012	1113	Re-Roof	6,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	Meas/Inspect	BS	Barbara S
4/10/2013	Info Fm Prmt	EMK	Ellen K
4/6/2009	Entry Denied	345	PATRIOT
4/20/2000	Inspected	270	PATRIOT
11/10/1999	Mailer Sent		
11/8/1999	Measured	163	PATRIOT
8/18/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	128347
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8382		Sq. Ft.	Site		0	70.	0.80	12									470,020						470,000	

Total AC/HA:	0.19242	Total SF/SM:	8382	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	470,020	Spl Credit		Total:	470,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.33359373
Const Adj.:	0.99742496
Adj $ / SQ:	146.318
Other Features:	82550
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	368242
Depreciation:	114155
Depreciated Total:	254087

COMMENTS

OF=2ND SINK IN BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

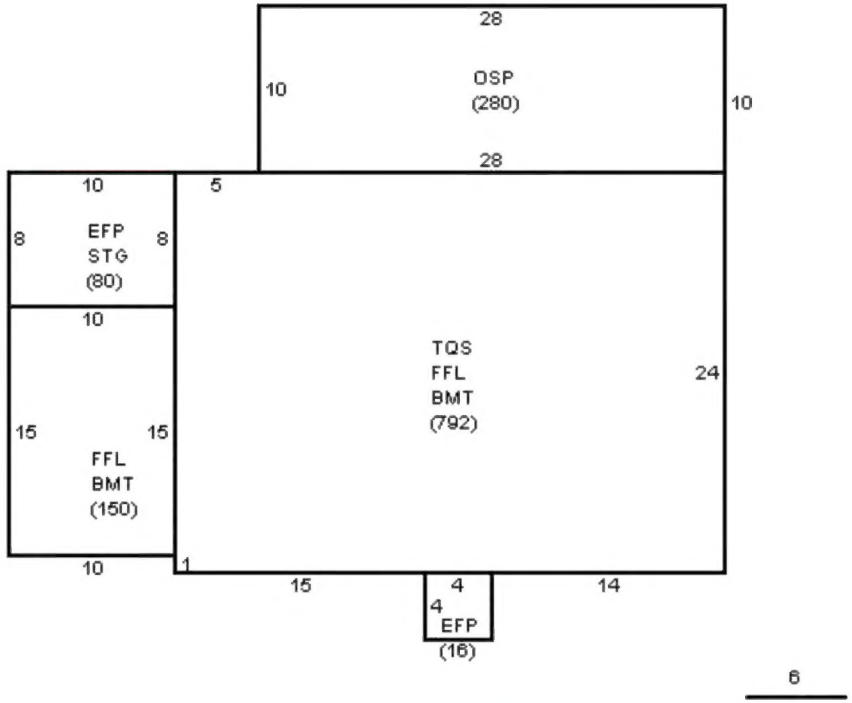
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	146.32
Special Features:	0	Val/Su Net:	86.61
Final Total:	254100	Val/Su SzAd	165.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	942	51.030	48,069
FFL	First Floor	942	146.320	137,831
TQS	3/4 Story	594	146.320	86,913
OSP	Screen Porch	280	24.570	6,879
EFP	Enclos Porch	96	55.440	5,322
STG	Storage	80	8.480	678

Net Sketched Area:	2,934			Total:	285,692
Size Ad	1536	Gross Area	3132	FinArea	1772

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.A-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc